



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 3, 2014
Plan Commission Order Number 14-01

Order Number: 14-01

Request: The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that the Redevelopment Commission Declaratory Resolution 1-2014, to remove parcels and portions of parcels of the Grand Junction Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan.

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Order 14-01
Exhibit 3 - Declaratory Resolution 1-2014
Exhibit 4 - Grand Junction TIF Map

Staff Reviewer: Andrew P. Murray, Associate Planner

Petition History

- January 21, 2014 – The Westfield Redevelopment Commission adopted Declaratory Resolution 1-2014, which removes parcels and parcel portions of the Grand Junction Economic Development Area.

Procedural

- The Plan Commission's function on this agenda item is to determine that the Resolution ("Res. 1-2014", see Exhibit 1) and Redevelopment Plan (identified as Exhibit A in Res. 1-2014) conform to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a).
- The Plan Commission shall issue its written order approving or disapproving the Res. 1-2014 and Redevelopment Plan (identified as Exhibit A in Res. 1-2014), in accordance with IC § 36-7-14-15.8 (a).
- Plan Commission Orders are not public hearing items.

Analysis

In 2011, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") approved an amendment to the Grand Junction Economic Development Area (the "Grand Junction EDA") through Order 11-01. By doing such, the Plan Commission determined the resolution and redevelopment plan to conform to the Westfield-Washington Township Comprehensive Plan.

In order to stay consistent with the economic development plan identified for this economic development area, specifically the Grand Junction EDA, Res. 1-2014 proposes to remove parcels and portions of parcels



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that have been purchased by the State to complete the US 31 Major Moves Project. In addition, Res. 1-2014 proposes to remove parcels that are now owned by the City of Westfield in relation to the Grand Junction Plaza. The parcels and portions of parcels described in the Redevelopment Plan (identified as Exhibit A in Res. 1-2014) are owned by entities that do not pay property taxes (State of Indiana, City of Westfield) and as a result have no taxable assessed value. Removing these properties from the Grand Junction EDA prevents the City of Westfield and the Westfield Redevelopment Commission from experiencing erosion to tax increment generated by the Grand Junction EDA. The real property assessment deadline in the State of Indiana is March 1st, annually. In order to prevent the “erosion” of tax increment, Resolution 1-2014 must be confirmed by the Westfield Redevelopment Commission by March 1, 2014.

Staff Recommendation

Approve this Order as presented.